



SITE INFORMATION		
Property location	3151-3251 N. Federal Highway, Pompano Beach,	
Zoning district	General Business District (B-3)	
Gross Lot Area	7.1 ac (310,933 sf)	
NET Lot Area	6.2 ac (270,241 sf)	
Density (on Net Lot area)		
Allowed	46 du/ac (285 dus)	
Provided	45.8 du/ac (285 dus)	
Gross square footage (GSF)		
Leaseable (net rentable)	259,976 sf	
Non Leaseable	48,731 sf	
Garage	102,744.7 sf	
Subtotal	308,707 sf	
Other areas (BOH, Amenity, Storage, balcon/porches)	34,379 sf	
Grand total	343,086 sf	
SITE AREA		
Impervious area (Based on Net area)		
Buildings footprint coverage (Based on Net area)	87,077 sf (32.3%)	
Vehicular use area (Based on Net area)	89,080 sf (33.3%)	
Pool area (Based on Net area)	7,969 sf (3.3%)	
Sidewalk (Based on Net area)	12,727 sf (4.7%)	
Pervious area (Based on Net area)		
Landscaping (Based on Net area)	73,388 sf (27.7%)	
Grand total	270,241 (100%)	
Building Setbacks	REQUIRED	PROPOSED
Front yard (East) - Federal highway	0'	10'
Rear yard (West) - N.E. 17th avenue	10'	15'
Interior side yard (North and South) - Min ft.	10'	10'
Density	Area (avg/sf)	# of units
Studio	585 avg sf/du	28 units
1 Bedroom	793 avg sf/du	100 units
2 Bedrooms	1,025 avg sf/du	143 units
3 Bedrooms	1,263 avg sf/du	14 units
Total		285 units
Parking requirements	# of units/square footage	# of sp
Multifamily		
Studio @ 1 sp/sf/du	28 units	28 sp
1bd @ 1.5 sp/sf/du	100 units	150 sp
2bd @ 1.5 sp/sf/du	143 units	215 sp
3bd @ 2 sp/sf/du	14 units	28 sp
Subtotal		421 sp
Commercial		
@ 1 sp per 300 sf	4,164 sf	14 sp
GRAND TOTAL REQUIRED		434 sp
PROVIDED		
Garage		284 sp
Detached garage		7 sp
Surface parking		175 sp
GRAND TOTAL PROVIDED		466 sp

Notes:  
1 - ADA spaces provided (Included in Total Provided): 14 sp (7 sp in garage + 6 on surface parking + 1 on detached garage)  
2 - Provided ADA spaces meet ADA Standards for Accessible design 4.1.2 (5)

## SITE DATA

# OF UNITS: 285 DU  
PARKING REQUIRED RESIDENTIAL: 466 SP  
PARKING REQUIRED COMMERCIAL: 14 SP  
GRAND TOTAL REQUIRED: 434 SP  
PROVIDED: 466 SP/ RATIO 1.6 SP/DU



CONCEPTUAL - SITE PLAN

SCALE: 1"=30'-0"

DRC SUBMITTAL 2021.06.16

PZ20-05000003

9/22/21

DRAWN	01/13/2021
DATE	
SCALE	AS SHOWN
JOB NO.	2008.PRJ
SHEET TITLE:	SITE PLAN
SHEET NUMBER:	SP-1

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**MSA ARCHITECTS**  
ARCHITECTURE & PLANNING

FOR:  
ENCORE CAPITAL MANAGEMENT  
LOCATED AT:  
POMPANO BEACH, FLORIDA

POMPANO BEACH

BEATRIZ M. HERNANDEZ  
AR0094576

ENCORE CAPITAL MANAGEMENT  
LOCATED AT:  
POMPANO BEACH, FLORIDA

BY